

United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Victor H. Maia
Debtor

Case No. 18-16907-jkf
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Keith
Form ID: pdf900

Page 1 of 2
Total Noticed: 10

Date Rcvd: Feb 04, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 06, 2020.

db +Victor H. Maia, 79 Redwood Drive, Richboro, PA 18954-1646
cr Anthony Patterson, 3228 Fountain St., Philadelphia, PA 19121-1727
acc +Bennett J. Sady & Company, P.C., Bennett J. Sady, 501 Office Center Drive, Suite 126,
Fort Washington, PA 19034-3267
cr +Diana Wilson, 2517 W. Sergeant St., Philadelphia, PA 19132-4137
r +Keller Williams Real Estate, 584 Middletown Blvd. Suite A-50, Langhorne, PA 19047-4403
cr +Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
cr +WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC,
8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSSE, PA 19053-6980

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

cr E-mail/Text: megan.harper@phila.gov Feb 05 2020 02:57:11 City of Philadelphia,
Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard,
5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr E-mail/Text: RVSVCBICNOTICE1@state.pa.us Feb 05 2020 02:56:56
Commonwealth of Pennsylvania, Department of Revenue, Bureau of Compliance, Dept. 280946,
Harrisburg, PA 17128-0946
cr +E-mail/Text: steve@needlelawyer.com Feb 05 2020 02:56:46 G.H. Harris Associates, Inc.,
c/o Stephen L. Needles, Esq., 80 North Second Street Pike, Churchville, PA 18966-1057
TOTAL: 3

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

intp Natasha Rivera

TOTALS: 1, * 0, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 06, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 4, 2020 at the address(es) listed below:

AMANDA L. RAUER on behalf of Creditor WELLS FARGO BANK, N.A. amanda.rauer@pkallc.com,
chris.amann@pkallc.com/nick.bracey@pkallc.com/Samantha.gonzalez@pkallc.com/jill@pkallc.com/mary.r
aynor-paul@pkallc.com/harry.reese@pkallc.com
ANGELA LYNN MASTRANGELO on behalf of Debtor Victor H. Maia angela.baglanzis@obermayer.com,
Lucille.acello@obermayer.com/helen.belair@obermayer.com/coleen.schmidt@obermayer.com
ANGELA LYNN MASTRANGELO on behalf of Defendant Victor H. Maia angela.baglanzis@obermayer.com,
Lucille.acello@obermayer.com/helen.belair@obermayer.com/coleen.schmidt@obermayer.com
DENISE A. KUHN on behalf of Creditor Commonwealth of Pennsylvania, Department of Revenue
dkuhn@attorneygeneral.gov
EDMOND M. GEORGE on behalf of Defendant Victor H. Maia
angela.baglanzis@obermayer.com/michael.vagnoni@obermayer.com/vanja.moraca@obermayer.com/Lucille.a
cello@obermayer.com/alicia.sandoval@obermayer.com/helen.belair@obermayer.com/coleen.schmidt@ober
mayer.com
EDMOND M. GEORGE on behalf of Debtor Victor H. Maia
angela.baglanzis@obermayer.com/michael.vagnoni@obermayer.com/vanja.moraca@obermayer.com/Lucille.a
cello@obermayer.com/alicia.sandoval@obermayer.com/helen.belair@obermayer.com/coleen.schmidt@ober
mayer.com
GEORGE M. CONWAY on behalf of Debtor Victor H. Maia george.m.conway@usdoj.gov
GEORGE M. CONWAY on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov
JILL MANUEL-COUGHLIN on behalf of Creditor WELLS FARGO BANK, N.A. bankruptcy@powerskirn.com
KARINA VELTER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com
KARINA VELTER on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION amps@manleydeas.com
MARK D. PFEIFFER on behalf of Creditor Diana Wilson mark.pfeiffer@bipc.com,
donna.curcio@bipc.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

MARK D. PFEIFFER on behalf of Creditor Maurice Butts mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MARK D. PFEIFFER on behalf of Plaintiff Diana Wilson mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MARK D. PFEIFFER on behalf of Plaintiff Willie Jamar Nobles mark.pfeiffer@bipc.com,
donna.curcio@bipc.com
MICHAEL D. VAGNONI on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com,
Lucille.acello@obermayer.com;Alicia.sandoval@obermayer.com;angela.baglanzis@obermayer.com;helen.b
elair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com
MICHAEL D. VAGNONI on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com,
Lucille.acello@obermayer.com;Alicia.sandoval@obermayer.com;angela.baglanzis@obermayer.com;helen.b
elair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com
PAMELA ELCHERT THURMOND on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov,
karena.blaylock@phila.gov
REBECCA ANN SOLARZ on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION
bkgroup@kmlawgroup.com
STEPHEN L. NEEDLES on behalf of Creditor G.H. Harris Associates, Inc. steve@needlelawyer.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 21

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re:	:	
	:	Case No.: 18-16907
Victor H. Maia	:	Chapter 11
	:	Judge Jean K. FitzSimon
Debtor(s)	:	*****
	:	
Wells Fargo Bank, N.A.	:	Date and Time of Hearing
Movant,	:	December 11, 2019 at 12:30 p.m.
vs	:	
	:	Place of Hearing
Victor H. Maia	:	U.S. Bankruptcy Court
Celeste Maia	:	900 Market Street, Courtroom #3
	:	Philadelphia, PA, 19107
Respondents.	:	
	:	Related Document # 96

ORDER OF COURT

AND NOW, to wit, this 4th day of February, 2020, upon consideration of the foregoing Stipulation for Settlement of Movant's Motion for Relief from the Automatic Stay, it is hereby **ORDERED, ADJUDGED AND DECREED** that:

1. The terms of the foregoing Stipulation are hereby approved in their entirety and incorporated herein as part of this Order.
2. Pursuant to the Stipulation, Movant is entitled to relief from the automatic stay upon default of Debtor, subject to the terms of the Stipulation.

By the Court:



JEAN K. FITZSIMON, JUDGE
UNITED STATES BANKRUPTCY COURT

CC:

Karina Velter, Attorney for Creditor, Manley Deas Kochalski LLC, P.O. Box 165028,
Columbus, OH 43216-5028 (notified by ecf)

Office of U.S. Trustee, Party of Interest, (Registered address)@usdoj.gov (notified by ecf)

Angela Lynn Mastrangelo, Attorney for Debtor, Obermayer Rebmann Maxwell & Hippel LLP, Centre Square West, 1500 Market Street, Suite 3400, Philadelphia, PA 19102 (notified by ecf)

Edmond M. George, Attorney for Attorney for Debtor, Obermayer Rebmann Maxwell & Hippel, LLP, Centre Square West, 1500 Market Street, Suite 3400, Philadelphia, PA 19102 (notified by ecf)

Victor H. Maia and Celeste Maia, Debtor, 79 Redwood Drive, Northampton, PA 18067 (notified by regular US Mail)

PNC Bank National Association, Party of Interest, 2730 Liberty Avenue, Pittsburgh, PA 15222 (notified by regular US Mail)